

11370

When recorded mail to:

City Clerk's Office

City of Riverside

City Hall, 3711 Orange St.

Riverside, California 92501

PM 120

DOCUMENTARY TRANSFER TAX

\$ ☐ None

Signature

CITY OF RIVERSIDE

CITY DEED NO. \_\_\_\_\_

RECEIVED FOR RECORD

JAN 26 1973

10 Min. Past 12 o'clock A.M.  
At Request of

CITY CLERK

Book 1973, Page

11370

Recorded in Official Records  
of Riverside County, California

W.H. Dabugh Recorder

FEES \$

INDEXED

FOR RECORDER'S OFFICE USE ONLY

7861

GRANT DEED

KINGSLEY J. BIRD and MARGARET H. BIRD, husband and wife as joint  
tenants, \_\_\_\_\_, Grantors,

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do \_\_\_\_\_  
 hereby grant to the CITY OF RIVERSIDE, a Municipal Corporation, the real property  
 in the City of Riverside, County of Riverside, State of California, described as  
 follows:

## PARCEL 1

ALL that portion of Lot 14 in Block 34 of Lands of the  
 Riverside Land and Irrigating Company as shown by map on  
 file in Book 1, page 70 of Maps, Records of San Bernardino  
 County, California, described as follows:

Commencing at the southwest corner of said Lot 14;

Thence North 56° 00' 30" East (formerly recorded North 55°  
 44' 00" East), along the southeasterly line of said Lot 14,  
 also being the northwesterly line of Magnolia Avenue, a  
 distance of 286.78 feet to the most southerly corner of that  
 certain parcel of land conveyed to Kingsley J. Bird, et ux  
 by deed recorded March 6, 1946 as Instrument No. 796 of  
 Official Records, Records of Riverside County, California;

Thence North 33° 59' 30" West (formerly recorded North 34° 16'  
 00" West), along the southwesterly line of said parcel, a  
 distance of 313.52 feet to a line which is parallel with and  
 14.00 feet southerly as measured at right angles from the  
 southerly line of Hole Avenue; said point being the TRUE POINT  
 OF BEGINNING;

Thence continuing North 33° 59' 30" West, along said south-  
 westerly line, 19.93 feet to said southerly line of Hole Avenue;

Thence South 78° 37' 20" East (formerly recorded South 78°  
 54' 00" East), along said southerly line, 190.74 feet;

Thence South 33° 59' 30" East, 19.93 feet to said line  
 parallel with said southerly line of Hole Avenue;

Thence North 78° 37' 20" West, 190.74 feet to the TRUE POINT  
 OF BEGINNING.

The above described parcel contains 2,671 square feet.

DESCRIPTION APPROVAL

PARCEL 2

All that portion of Lot 14 in Block 34 of LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY as shown on map on file in Book 1 of Maps, at Page 70 thereof, Records of San Bernardino County, California, described as follows:

Commencing at the southwest corner of said Lot 14;

Thence North 56° 00' 30" East, (formerly recorded North 55° 44' 00" East), along the southeasterly line of said Lot 14, also being the northwesterly line of Magnolia Avenue, a distance of 286.78 feet to the most southerly corner of that certain parcel of land conveyed to Kingsley J. Bird, et ux by deed recorded March 6, 1946 as Instrument No. 796 of Official Records, Records of Riverside County, California;

Thence North 33° 59' 30" West (formerly recorded North 34° 16' 00" West), along the southwesterly line of said parcel, a distance of 313.52 feet to a line which is parallel with and 14.00 feet southerly, measured at right angles, from the southerly line of Hole Avenue;

Thence continuing North 33° 59' 30" West, along said southwesterly line, a distance of 19.93 feet to said southerly line of Hole Avenue;

Thence South 78° 37' 20" East (formerly recorded South 78° 54' 00" East), along said southerly line, a distance of 190.74 feet to the point of beginning of the parcel of land to be described;

Thence continuing South 78° 37' 20" East along said southerly line, a distance of 277.81 feet to said northwesterly line of Magnolia Avenue;

Thence South 56° 00' 30" West along said northwesterly line a distance of 46.52 feet to a point on a non-tangent curve;

Thence northwesterly on said non-tangent curve concave to the southwest, having a radius of 28.00 feet, through an angle of 47° 14' 31", and arc length of 23.09 feet to said line parallel with the southwesterly line of Hole Avenue (the initial radial line of said curve bears South 86° 36' 30" East);

Thence North 78° 37' 20" West a distance of 219.19 feet to a line which bears South 33° 59' 30" East, and is parallel with the southwesterly line of said parcel conveyed to Kingsley J. Bird;

Thence North 33° 59' 30" West, along said parallel line, a distance of 19.93 feet to the point of beginning.

The above described parcel contains 3,951 square feet.

Dated January 22, 1973

*Kingsley J. Bird*  
KINGSLEY J. BIRD

*Margaret H. Bird*  
MARGARET H. BIRD

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated 1-22-73 from Kingsley J. Bird & Margaret H. Bird

for All that Por. Lot 14, Blk. 34 LRLIC, Bk. 1, P. 70, SB

to the City of Riverside, a Municipal Corporation, is hereby accepted for and on behalf of said City pursuant to Resolution of the City Council thereof recorded on 12-29-66 by Inst. No. 123460, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated 1-26-73

*Am Rice*  
Property Services Manager

APPROVED AS TO FORM

CL 418-A

544.002.407 14

Lot

Scale 1"=100'

BLK.

34

R.S. 15/26

*Magnolia*

Ave.

*Magnolia*

242

## CITY OF RIVERSIDE, CALIFORNIA

- THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

5-19

SCALE: 1" = 100'

CPAW BY

DATE 12 / 19 / 72

SUBJECT

P.M. 120

YB-41

7861